

308 Minor Impact Uses

308.1

Within the LG and DD Districts, Minor Impact Uses shall be processed as Principal Permitted Uses, notwithstanding their classification on the Schedule of District Regulations and provided the uses are allowed in the district as Conditional Uses. The following factors shall be applied to determine if a use will qualify as a Minor Impact Use. The determination shall be made by the Code Enforcement Officer in consultation with the Township Planning Commission should he choose.

- A. The proposed activity shall use less than 2,500 square feet of building floor area.
- B. The proposed use shall not involve the outside storage of materials or supplies except for minor incidentals and a maximum of three (3) vehicles used in everyday service on behalf of the business.
- C. Regardless of its classification, the proposed use shall comply with landscaping, parking, sign and other performance standards.
- D. The activity shall not cause a nuisance to surrounding property owners; adversely impact the peace, health, or safety of neighborhood residents; or cause a deviation from the character of the neighborhood. Factors for evaluating this standard shall be:

- 1. Traffic - whether or not the business is generating traffic that is excessive and/or detrimental to the neighborhood. A Minor Impact Use will be allowed to generate no greater than one-hundred (100) vehicle trips per day, based on estimates provided by the Institute of Transportation Engineers. However, based on the characteristics of a specific neighborhood, these amounts may be lowered or raised, at the discretion of the Planning Commission. The factors which shall be used for such a determination include, but are not limited to, pertinent characteristics of the neighborhood such as width of properties, width of the streets, hills, curves, the number of children present and the ability to secure a highway occupancy permit.

- 2. Parking - whether or not parking problems could result from the use. Factors shall include, but not be limited to:

- 1) except for special gatherings, parking required for the business shall be provided on-site or be limited to the area along the frontage of the property on the street;

- 2) parking on the property shall be on a surface equal in quality to the paving surface of any existing driveway unless there is no surface other than the ground, in which case a gravel surface shall be provided; and 3) no Minor Impact Use shall be permitted which requires parking of tractor-trailer combinations along the street on a continuing basis.

- 3. Nuisance - whether or not the use is causing a nuisance to surrounding property owners or is deviating from the character or appearance of the neighborhood.

308.2

No Minor Impact Use, having once been permitted or established, shall be added to, expanded, enlarged or otherwise increased or changed substantially in character without complying with this Ordinance. Any addition or expansion which takes a use above the upper limits established for a Minor Impact Use shall be processed as a Conditional Use.